



(Constituted in the Republic of Singapore pursuant to a trust deed dated 6 February 2004 (as amended))

ACQUISITION OF WILKIE EDGE - LEGAL COMPLETION

CapitaCommercial Trust Management Limited (the "**Manager**") as manager of CapitaCommercial Trust ("**CCT**"), refers to its announcements dated 20 July 2007, 29 August 2007 and 23 November 2007 on the acquisition (the "**Acquisition**") of a mixed-use development known as "Wilkie Edge" at No. 8 Wilkie Road Singapore 228095 (the "**Property**") by CCT's trustee, HSBC Institutional Trust Services (Singapore) Limited (the "**Trustee**").

The Manager is pleased to announce that the Acquisition was completed on 2 December 2008. The total purchase consideration of the Property (excluding the Serviced Apartments (defined below)) of S\$182.7 million was paid by the Trustee in accordance with the terms of sale and purchase agreement relating to the Acquisition. This includes S\$14.6 million (8% of the purchase consideration) to be held by the Trustee's solicitors as stakeholders pending the issue of the certificate of statutory completion for the Property.

Pursuant to the Agreement for Lease between the vendor, CapitaLand Selegie Private Limited ("**CSPL**"), the Trustee and Citadines Singapore Mount Sophia Pte. Ltd. ("**Citadines**"), Citadines will take a lease of the serviced apartments component (the "**Serviced Apartments**") of the Property. CSPL has applied for strata subdivision of the Serviced Apartments. Upon issuance of the strata certificate of title for the Serviced Apartments, the Trustee will issue a registrable lease of the Serviced Apartments to Citadines. Citadines is an indirect wholly-owned subsidiary of The Ascott Group Limited and was formerly Ascott Scotts Pte. Ltd. When the lease to the Serviced Apartments is issued, Citadines shall pay the balance lease consideration for the Serviced Apartments to CSPL.

BY ORDER OF THE BOARD
CapitaCommercial Trust Management Limited
(Company registration no. 200309059W)
As manager of CapitaCommercial Trust

Michelle Koh
Company Secretary
Singapore

3 December 2008

Important Notice

The value of units in CCT ("Units") and the income from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders of CCT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of CCT is not necessarily indicative of the future performance of CCT.